SVH LIBER 239 FOLIO 55
RECORDED
01/09/2014

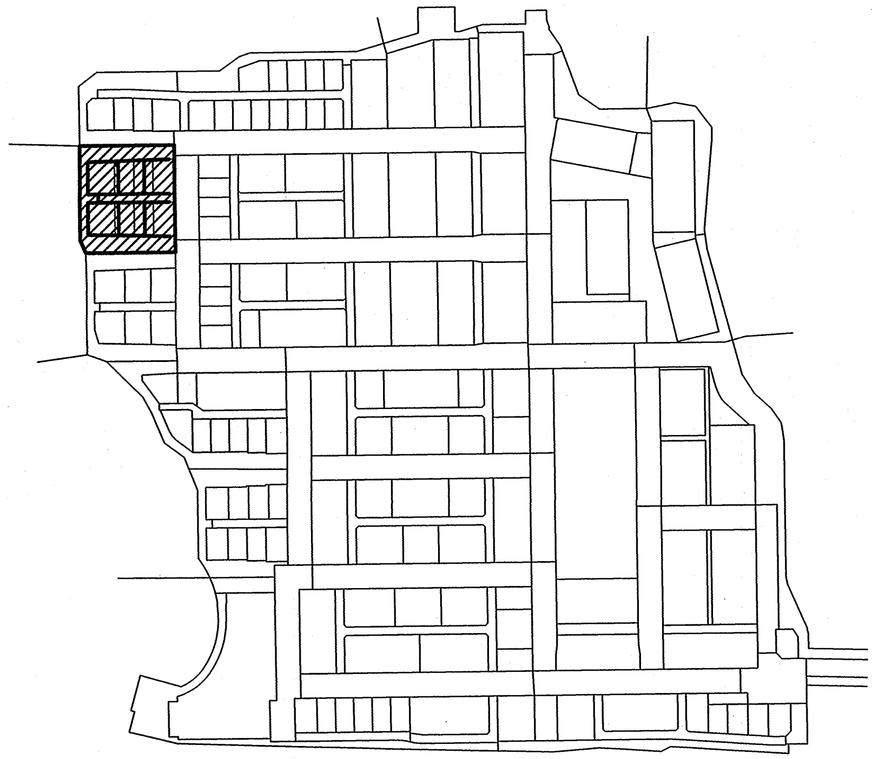
SUNSET ISLAND REVISED LAND CONDOMINIUM

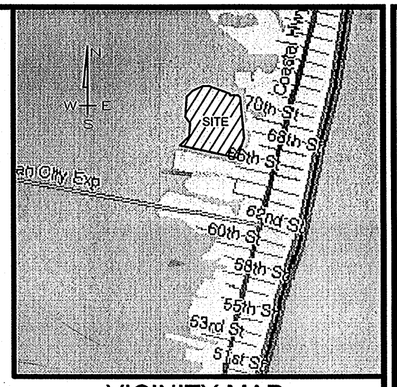
LAND UNITS LUS-BM-1, LUS-BM-3, LUS-BM-5, LUS-BN-2, LUS-BN-4, LUS-BN-6 & LU-CA-54

TENTH TAX DISTRICT

67th STREET, OCEAN CITY

WORCESTER COUNTY, MARYLAND





VICINITY MAP
(NOT TO SCALE)

SITE DATA

1.	OWNER:	SUNSET ISLAND LLC 506 MAIN STREET SUITE 300 GAITHERSBURG, MD 20878
2.	SURVEYOR:	BECKER MORGAN GROUP 312 WEST MAIN STREET, SUITE 300 SALISBURY, MARYLAND 21801 PHONE: 410.546.9100 FAX: 410.546.5824
3.	CURRENT ZONING:	BMUD
4.	DEED REFERENCE(S):	SVH 3388/581
5.	TAX MAP/PARCEL:	MAP 114 - GRID 7 - PARCEL 6684
6.	SITE AREA:	35,560 sq.ft. (0.81 ACRES)
7.	EXISTING USE:	RESIDENTIAL
8.	FLOOD ZONES:	ZONE A6, EL. 6.0' PER FEMA FIRM COMMUNITY PANEL 245207 0002F DATED MARCH 4, 1986.

FILED
2014 JAN -9 AM 11:41
STEPHEN V. HALES
CLERK OF CT.
WOR. CO.

NOTES:

1. THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR THE SUNSET ISLAND LAND CONDOMINIUM (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (1996), AS AMENDED.
2. THE DIMENSIONS AND AREAS OF THE LAND UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION FOR THE SUNSET ISLAND LAND CONDOMINIUM (THE "DECLARATION") AND REFLECT THE COMPUTED DIMENSIONS OF THE LAND UNITS. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY.
3. THE UPPER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION 150, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF.
   THE LOWER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION -100, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF.
4. THE VERTICAL OR PERIMETRICAL BOUNDARIES OF EACH LAND UNIT ARE VERTICAL PLANES AS DESCRIBED IN THE DECLARATION, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE LAND UNIT.
5. EACH LAND UNIT SHALL CONSIST OF A THREE-DIMENSIONAL SPACE AS DESCRIBED IN THE DECLARATION FOR THE CONDOMINIUM. THERE ARE TWO HUNDRED EIGHTEEN (218) LAND UNITS WITHIN THE CONDOMINIUM. EACH UNIT IS DESIGNATED ALPHA-NUMERICALLY, AS FOLLOWS: "LUS-F-49", "LUS-F-51", etc.,"LUT-M", "LUT-N", etc., "LU-CA5", "LU-CA6", etc. AND SO FORTH.
6. THE COMMON ELEMENTS SHALL BE AS SHOWN ON THIS CONDOMINIUM PLAT AS LAND UNITS SHOWING THE ALPHA-NUMERIC DESIGNATION LU-CA#.

MAYOR AND CITY COUNCIL TOWN OF OCEAN CITY

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

MAYOR, TOWN OF OCEAN CITY — DATE 11/27/13

PRESIDENT, TOWN OF OCEAN CITY TOWN COUNCIL — DATE 12-6-13

ZONING ADMINISTRATOR — DATE 11/27/13

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS REVISED CONDOMINIUM PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE SYSTEM.

APPROVING AUTHORITY WORCESTER COUNTY — DATE 11/15/13

OWNER'S CERTIFICATION

I CERTIFY THAT SUNSET ISLAND, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT THE REVISED LAND CONDOMINIUM UNITS AS SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

SUNSET ISLAND, LLC
THOMAS A. NATELLI (MANAGING MEMBER) — DATE 11/4/13

SURVEYORS CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS 1 and 2, INCLUSIVE TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE REVISED LAND UNITS DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM.

CHARLES G. DENNIG, JR.
PROFESSIONAL LAND SURVEYOR — DATE 10/21/13

PROFESSIONAL LAND SURVEYOR No. 21305 — Exp 6/29/14

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

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PROJECT TITLE

SUNSET ISLAND
LAND CONDOMINIUM
REVISED LAND UNITS

TENTH TAX DISTRICT
67th STREET, OCEAN CITY
WORCESTER COUNTY, MARYLAND

Hrs Rate Fee
General 20.00
Homeowner/Bank Name:
SUNSET ISLAND
Reference/Control #:
239/54
Total: 20.00
#2358937-1
01/09/2014 11:44
CC28-RW
#2358937 CC0104 -
Worcester
County/CC01.04.01 -
Register 01 411

SHEET TITLE

COVER SHEET

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.:	2002244.01
DATE:	09/06/2013
SCALE:	N.T.S.
DRAWN BY:	CGD

SHEET
1 OF 2

P.208195 MSA C2157-8931-1